



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 29, 2008

IN REPLY PLEASE
REFER TO FILE: LD-0
A2950

TO: Each Supervisor

FROM: Gail Farber
Director of Public Works

**CONDITIONAL USE PERMIT CASE NO. 2004-00066 AND
VESTING TENTATIVE MAP NO. 53159
BOARD MOTION OF OCTOBER 28, 2008, AGENDA ITEM NO. 10**

At the October 28, 2008, public hearing, your Board directed the Acting Director of Public Works to review the amount of bonds required to ensure that they are appropriate given concerns about potential ground movement effects on the surrounding community and to report back to the Board with its findings.

Public Works has investigated the concerns and has determined that there is no significant risk of geological impacts to the adjacent properties due to the construction of this project. Section 111 of the County Building Code requires the project geological and soils engineering consultants to review a proposed project and make a finding that the project will not adversely affect the geologic stability of adjacent properties. The consultants for this project have submitted a preliminary soils and geology report, which includes the necessary finding. We have reviewed the reports and agree with the consultant's conclusions.

Therefore, it is our opinion that the project will not adversely impact adjacent properties. Public Works is satisfied that the subdivision and grading bonds that are required to be provided prior to recordation of the final map and issuance of the grading period, respectively, are adequate.

SB:la

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cc: Chief Executive Office
Executive Office



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held October 28, 2008, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit Case No. 2004-00066-(5) and Vesting Tentative Tract Map No. 53159-(5), and Mitigated Negative Declaration, to ensure compliance with nonurban hillside management design review criteria, density-controlled development and onsite project grading; and to create 10 single-family residential lots and one open space lot on approximately 21.83 gross acres located east of San Francisquito Canyon Road and Lowridge Place, Castaic Canyon Zoned District, applied for by Elaine Chen and Michael Tapley. (Appeal from Regional Planning Commission's approval), as further described in the attached letter dated May 19, 2008 from the Director of Planning.

All persons wishing to testify were sworn in by the Executive Officer of the Board. Alejandrina Bladwin, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Michael Culver, Elaine Chen, Michael Tapley, Eddie Reinsma, Judy Reinsma, Michelle Reinsma and others addressed the Board. Written correspondence was presented.

Supervisor Antonovich made the following statement:

"Tract 53159 is a proposed subdivision of 10 lots adjacent to the existing Lowridge neighborhood in San Francisquito Canyon. Residents in Lowridge appealed the Regional Planning Commission approval of this project. Staff's revised density calculation permits a maximum of 8 lots, which is more consistent with the existing community. Limiting the proposed homes to a maximum of 1 story and 15 feet in height would make them more compatible with surrounding development."

(Continued on Page 2)

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Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried, (Supervisor Knabe being absent), the Board closed the hearing, denied the appeal and took the following actions:

1. Approved and adopted the Mitigated Negative Declaration prepared for the project; certified its completion, and determined that there is no substantial evidence that the project will have a significant impact upon the environment; and that the Negative Declaration reflects the independent judgment and analysis of the County;
2. Indicated its intent to approve Vesting Tentative Tract Map No. 53159 and Conditional Use Permit Case No. R2004-00066-(5);
3. Directed County Counsel and the Director of Planning to modify the conditions of approval to:
 - Reduce the number of lots to 20,000 square foot minimum lots by consolidating lots within the proposed development footprint; and
 - Limit the proposed homes to 1 story and 15 feet in height
4. Instructed County Counsel to prepare the final findings and conditions necessary for these approvals and bring them back to a future Board meeting; and
5. Directed the Acting Director of Public Works to review the amounts of the bonds required for this project to insure that the bond amounts are appropriate given concerns about potential impacts on the surrounding community, and report back to the Board within 60 days.

Later in the meeting, on motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried (Supervisor Knabe being absent), the Board reconsidered the foregoing motion to allow additional speakers to address the Board.

On motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried (Supervisor Knabe being absent), the Board closed the hearing, denied the appeal and took the following actions:

(Continued on Page 3)

10 (Continued)

1. Approved and adopted the Mitigated Negative Declaration prepared for the project; certified its completion, and determined that there is no substantial evidence that the project will have a significant impact upon the environment; and that the Negative Declaration reflects the independent judgment and analysis of the County;
2. Indicated its intent to approve Vesting Tentative Tract Map No. 53159 and Conditional Use Permit Case No. R2004-00066-(5);
3. Directed County Counsel and the Director of Planning to modify the conditions of approval to:
 - Reduce the number of lots to 20,000 square foot minimum lots by consolidating lots within the proposed development footprint; and
 - Limit the proposed homes to 1 story and 15 feet in height
4. Instructed County Counsel to prepare the final findings and conditions necessary for these approvals and bring them back to a future Board meeting; and
5. Directed the Acting Director of Public Works to review the amounts of the bonds required for this project to insure that the bond amounts are appropriate given concerns about potential impacts on the surrounding community, and report back to the Board within 60 days.

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Attachment

Copies distributed:

Each Supervisor
County Counsel
Director of Planning
Acting Director of Public Works
Michael Culver
Elaine Chen
Michael Tapley
Eddie Reinsma
Judy Reinsma
Michelle Reinsma



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

**CERTIFIED-RECEIPT
REQUESTED**

May 19, 2008

Footage #749

Elaine Chen and Michael Tapley
23965 E. Kaleb Drive
Corona, CA 92883

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 53159
CONDITIONAL USE PERMIT CASE NO. 2004-00066-(5)
MAP DATE: February 21, 2006**

Dear Applicant:

The Regional Planning Commission of the County of Los Angeles ("Commission") conducted a public hearing on the matter of Vesting Tentative Tract Map No. 53159 and Conditional Use Permit Case No. 2004-00066-(5) on May 14, 2008.

After considering the evidence presented, the Commission in its action on May 14, 2008, approved the project in accordance with the Subdivision Map Act and Titles 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code subject to the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and condition is attached.

The actions of the map authorize the creation of 10 single-family lots and one open space lot on 21.83 gross acres. Also authorized are the following: a) the project development within a hillside management area; b) a density-controlled development with reduced lot sizes ranging from 11,196 square feet to 25,271 square feet; and c) the Mitigation Monitoring Program.

Your attention is called to the following conditions of the Vesting Tentative Tract Map:

- (Condition No. 8) Within five days of the approval date, remit processing fees of \$1,926.75 payable to the County of Los Angeles in connection with the filing and posting of an Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and

VESTING TENTATIVE PARCEL MAP NO. 53159
CONDITIONAL USE PERMIT CASE NO. 2004-00066-(5)
Approval Letter

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Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

- (Condition No. 9) Within 30 days of the vesting tentative tract map approval, as provided in the MMP, deposit the sum of \$3,000 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.

The date of the decision provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors ("Board") within the following time period:

- In accordance with the requirements of the State Map Act, the map may be appealed within nine days following the decision of the Commission. The appeal period ends on **May 23, 2008.**
- In accordance with the requirements of the State Map Act, the Conditional Use Permit may be appealed within 14 days following the receipt of the decision.

The decision of the Commission regarding the map may be appealed to the Board. If you wish to appeal the decision of the Commission to the Board, you must do so in writing and pay the appropriate fee. The fee for appeal process is \$1,548 for the applicant and \$775 for non-applicant(s).

To initiate the appeal, submit a check made payable to the Los Angeles County Board of Supervisors, along with an appeal letter to Ms. Robin A. Guerro, Deputy Executive Officer, Los Angeles County Board of Supervisors, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

After the appeal period has passed the appropriate fees have been paid, the approved revised map may be obtained at the Land Divisions Section, Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012

The map approval shall expire on **May 14, 2010**. If the subject revised map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person within one month prior to the expiration date.**

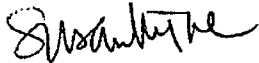
If you have any questions regarding this matter, please contact Ms. Alejandrina C. Baldwin of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed on Fridays.

**VESTING TENTATIVE PARCEL MAP NO. 53159
CONDITIONAL USE PERMIT CASE NO. 2004-00066-(5)
Approval Letter**

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Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce McClendon, FAICP
Director of Planning



Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:ACB

Attachments: 1. Findings and Conditions
2. Notice of Determination
3. Mitigated Negative Declaration

c. Subdivision Committee
Board of Supervisors
Building and Safety
Testifiers